



22 KING STREET

KING STREET | ARUNDEL | BN18 9BW

SW

Sims Williams

22, KING STREET, ARUNDEL, BN18 9BW

GUIDE PRICE £625,000 FREEHOLD

- Victorian Terraced House
- Stylish Kitchen/Breakfast Room
- New Dishwasher, Combi Boiler & Washing Machine
- Mature Garden
- Two Reception Rooms
- Garage
- Two Double Bedrooms
- Potential to Extend STPP
- Cathedral Views

A beautifully presented Victorian terraced house situated in an elevated position in the heart of Old Arundel. The property has been finished to a high standard with renovated sash windows, original features together with a stunning, mature garden and a garage.

Situated in a highly sought after location in Arundel, accessible to local shopping and leisure facilities. Arundel mainline station with its London and coastal service is within a mile, whilst good road links via the A27 and A29 are close by.

The ground floor comprises a bright sitting room featuring wooden flooring, a bay window and fireplace with gas fire. The second reception room is currently being used as a dining room and enjoys an original feature fireplace.

The stylish kitchen/breakfast room has been fitted with oak units, Corian worktops and sink. There is an integrated washing machine, dishwasher, oven and hob. There is a raised area with ample space for table and chairs and French doors opening out to the lovely garden.

On the first floor are two double bedrooms, both with feature fireplaces and the main bedroom also benefits from built-in wardrobes and a bay window. The large bathroom is fitted with a white suite comprising a refitted shower & hand wash basin & heated towel rail together with the WC and bath.

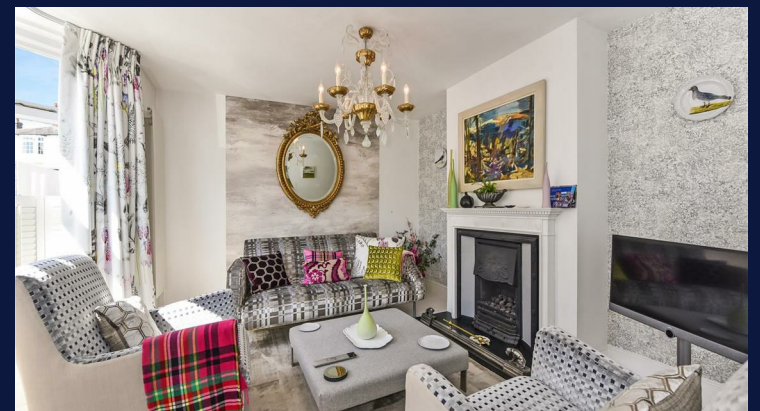
A particular feature of this property is the rear garden which has been beautifully planted with mature flower beds, and a paved patio outside the kitchen with Cathedral views and raised seating at the rear of the garden. There is a useful garage with power, with potential for conversion, which can be accessed from the end of the garden and Orchard Place.













EPC Band - Current - D Potential - C

Council Tax Band D

From our office travel up the High Street taking the second left hand turn in Maltravers Street, continue along taking the third right hand turn into King Street and the property can be found on the right hand side.



APPROXIMATE GROSS INTERNAL AREA = 949 SQ FT / 88.2 SQ M

GARAGE = 148 SQ FT / 13.8 SQ M

TOTAL = 1097 SQ FT / 102.0 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2024 ©

Produced for Sims Williams

Viewing strictly by arrangement via the vendor's Sole Agent Sims Williams.

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract.

As the seller's agent we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property or issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.

8a High Street
Arundel, BN18 9AB

01903 885678

WWW.SIMSWILLIAMS.CO.UK